TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Pavilion Staining Project

DATE: November 18, 2026

SUMMARY:

In order to help preserve the cedar pavilion and duck enclosure at Cosley, the building needs to be coated with an oil-based stain in order to protect the untreated cedar on the exterior and interior.

Originally, the plan was to stain the building in-house to help reduce costs. Unfortunately, the number of projects being performed by staff has made this unrealistic.

Staff would like to execute a contract this year to lock in the project cost. Due to fall temperatures and the zoo schedule the work would be scheduled for June of 2027.

Proposals were solicited in October, and the results are as follows:

Contractor	Proposal
IOC Construction	$20,845
Total Pro	$27,500
Wallfill	$34,644

IOC Construction has performed work for the Park District before, and staff has been pleased with the results.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget – proposed for 2027
Capital – Cosley Zoo	40-800-813-57-5701-0000	$25,000

STAKEHOLDER PROCESS:

Project scheduling and scope were discussed with zoo staff.

LEGAL REVIEW:
N/A

ATTACHMENTS:
N/A

ALTERNATIVES:
N/A

RECOMMENDATION:
It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with IOC in the amount of $20,845 plus a 10% contingency in the amount of $2,084.50.